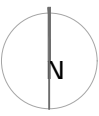


SITE PLAN

1/32" = 1'-0"



APPLICABLE CODES

2015 international building code
2015 international mechanical code
2015 international fire code
2015 international energy conservation code
2015 international green construction code
2014 national electric code
2015 international plumbing code
2015 international existing building code
2009 international code council / american national standards institute a117.1 accessibility code
2010 americans with disabilities act acessibility guidelines

PROJECT SUMMARY

proposal is for the change of zoning from C-4 to C-3. the site is not subject to change.

LEGAL DESCRIPTION

recorded in book 872 of maps, page 31. being a portion of the northeast quarter of section 1, township 1 north, range 4 east of the gila & salt river meridian, maricopa county, arizona.

SITE DATA

apn	131-07-561
site area (net)	245,471 s.f. or 5.63 acres
site area (gross)	314,456 s.f. or 7.22 acres
existing zoning	C-4
proposed zoning	C-3
FAR allowed: 0.8	actual FAR = 29,150 s.f. / 245,471 s.f. = 0.12

BUILDING DATA

first floor area	17,000 s.f.
mezzanine area	12,150 s.f.
building area total	29,150 s.f.
occupancy type	B (business)
construction type	II-B (sprinklered)
maximum height	36'-0"

GENERAL LIMITATIONS

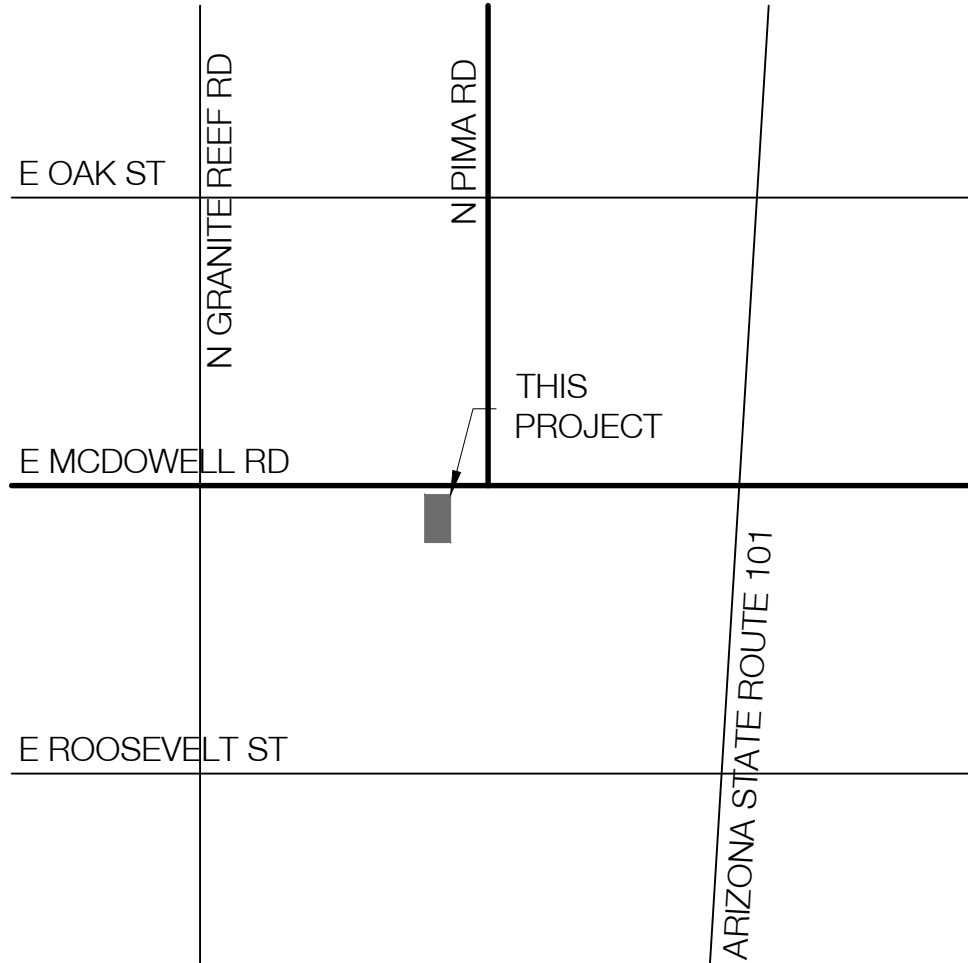
construction type	II-B (sprinklered)
allowable area	69,000 sq. ft.
building total area	29,150 sq. ft.
allowable height	36'-0"

PARKING CALCULATIONS

<u>vehicle parking</u>	
required	(medical office) 29,150 s.f./ 250 = 117 accessible (101-150 spaces-4%) = 5 117 spaces total (5 accessible)
provided	192 (7 accessible)

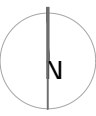
OPEN SPACE CALCULATIONS

max. building height = 36'-0" (36'-0" allowed)
first 12' of height = 10% x net lot area
= .10 x 245,471 = 24,547.1 s.f.
next 24' of height = 24' X .004 X 245,471 = 23,565 s.f.
open space required (not including parking lot landscaping)
24,547+23,565 = 48,112 s.f.
open space provided = 57,361 s.f.
open space distribution - frontage: 0.5 x 57,361 s.f. = 28,680 s.f.
open space provided in frontage = 28,866 s.f.
parking lot landscaping required
parking lot area x 15%
94,775 s.f. x .15 = 14,187 s.f.
parking lot landscaping provided = 21,006 s.f.



VICINITY MAP

NTS



REZONING APPLICATION
planning no.: 582-PA-2021

revisions

preliminary not for construction

PIMA MCDOWELL
8705 e. mcdowell rd.
scottsdale, arizona 85257

date issued: august 13, 2021
project # 21033

1340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS

SITE PLAN

A-1.0